

# **SITE SUMMARY**

PROJECT NAME: EAST AVENUE PARCEL 5  
 SITE ADDRESS: 921 LUTHER LANE  
 AUSTIN, TEXAS 78705  
 CURRENT ZONING: ORDINANCE NO. 20070326--002  
 P.U.D.  
 OWNER/DEVELOPER: EAST AVENUE IG, LP,  
 3300 N IH 35 NORTH SVRD SB  
 AUSTIN, TEXAS 78705  
 (512) 535-3302  
 ARCHITECT: PAGE SOUTHERLAND PAGE, LLP,  
 400 W. CESAR CHAVEZ, SUITE 500  
 AUSTIN, TEXAS 78701  
 (512) 472-6721  
 ENGINEER: BURY + PARTNERS, INC.,  
 221 W. 6TH STREET, SUITE 600  
 AUSTIN, TEXAS 78701  
 (512) 328-0011

**NET SITE AREA**  
 TOTAL GROSS SITE AREA = 22.221 ACRES (EAST AVENUE SUBDIVISION)

**SITE DEDUCTIONS:**  
 CRITICAL WATER QUALITY ZONE (CWQZ) = 0 ACRES  
 WATER QUALITY TRANSITION ZONE (WQTZ) = 0 ACRES  
 WASTEWATER IRRIGATION AREAS = 0.0 ACRES  
 DEDUCTION SUBTOTAL = 0 ACRES  
 UPLAND AREA (GROSS AREA MINUS TOTAL DEDUCTIONS) = 22.221 ACRES

**NET SITE AREA CALCULATION:**  
 AREA OF UPLANDS WITH SLOPES 0-15% = 21.700 X100% = 21.700 ACRES  
 AREA OF UPLANDS WITH SLOPES 15-25% = .336 X40% = .134 ACRES  
 AREA OF UPLANDS WITH SLOPES 25-35% = .105 X20% = .021 ACRES  
 AREA OF UPLANDS WITH SLOPES OVER 35% = .058 X20% = .012 ACRES  
 NET SITE AREA (SUBTOTAL) = 21.870 ACRES

## **ALLOWABLE IMPERVIOUS COVER**

IMPERVIOUS COVER ALLOWED AT 0 % X WQTZ = 0.00 ACRES  
 IMPERVIOUS COVER ALLOWED AT 85 % X NSA = 18.97 ACRES  
 DEDUCTIONS FOR PERMITTER ROADWAY = 0.0 ACRES  
 PERMITTER ROADWAY DEDUCTION CALCULATION: 32ND STREET  
 1 PAVEMENT WIDTH= 16.5FT  
 1 ROW WIDTH= 30FT  
 15FT/25FT=60%<85% THEREFORE ROADWAY DEDUCTION IS NOT REQUIRED  
 PERMITTER ROADWAY DEDUCTION CALCULATION: KIM LANE  
 1 PAVEMENT= 15FT  
 1 ROW= 25FT  
 15FT/25FT=60%<85% THEREFORE ROADWAY DEDUCTION IS NOT REQUIRED  
 PERMITTER ROADWAY DEDUCTION CALCULATION: LUTHER LANE  
 1 PAVEMENT= 14FT  
 1 ROW= 25FT  
 14FT/25FT=56%<85% THEREFORE ROADWAY DEDUCTION IS NOT REQUIRED  
 PERMITTER ROADWAY DEDUCTION CALCULATION: CONCORDIA AVENUE  
 1 PAVEMENT= 14FT  
 1 ROW= 25FT  
 14FT/25FT=56%<85% THEREFORE ROADWAY DEDUCTION IS NOT REQUIRED  
 PERMITTER ROADWAY DEDUCTION CALCULATION: IH-35  
 1 PAVEMENT= 56FT  
 1 ROW= 100FT  
 56FT/100FT=56%<85% THEREFORE ROADWAY DEDUCTION IS NOT REQUIRED  
 TOTAL ALLOWABLE IMPERVIOUS COVER = 18.97

**ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY**  
 TOTAL ACREAGE 15-25% = .335 ACRES X 10% = .0335 ACRES

## **PROPOSED TOTAL IMPERVIOUS COVER (FOR DRAINAGE CALCULATIONS)**

IMPERVIOUS COVER IN WQTZ = 0 ACRES= 0 %  
 IMPERVIOUS COVER IN UPLANDS ZONE = 0 ACRES= 0 %  
 IMPERVIOUS COVER IN INF. (LOTS 9-12, BLK A) PROPOSED= 2.47 ACRES= 49%  
 IMPERVIOUS COVER IN INF. (LOT 9-12, BLK A) FULLY DEV.= 2.73 ACRES= 44%  
 IMPERVIOUS COVER IN INF. (LOT 9-12, BLK A) = 3.93 ACRES= 52%  
 IMPERVIOUS COVER IN PARCEL 1&2 (LOT 1&2, BLK A) = 3.49 ACRES= 89%  
 IMPERVIOUS COVER IN PARCEL 1&2 (LOT 1&2, BLK A) = 3.46 ACRES= 88%  
 IMPERVIOUS COVER IN PARCEL 3 (LOT 3, BLK A) = 0.78 ACRES= 94%  
 IMPERVIOUS COVER IN PARCEL 3 (LOT 3, BLK A) = 0.79 ACRES= 95%  
 IMPERVIOUS COVER IN PARCEL 4 (LOT 4, BLK A) = 1.47 ACRES= 93%  
 IMPERVIOUS COVER IN PARCEL 4 (LOT 4, BLK A) = 1.43 ACRES= 91%  
 IMPERVIOUS COVER IN PARCEL 5 (LOT 5, BLK A) = 2.09 ACRES= 78%  
 IMPERVIOUS COVER IN PARCEL 6 (LOT 6, BLK A) = 2.16 ACRES= 93%  
 IMPERVIOUS COVER IN PARCEL 7 (LOT 7, BLK A) = 2.43 ACRES= 95%  
 IMPERVIOUS COVER IN PARCEL 8A (LOT 8, BLK B) = 0.38 ACRES= 90%  
 IMPERVIOUS COVER IN PARCEL 8B (LOT 8, BLK B) = 0.18 ACRES= 82%  
 IMPERVIOUS COVER IN PARCEL 8C (LOT 6-10, 12, BLK B) = 0.24 ACRES= 80%  
 IMPERVIOUS COVER IN PARCEL 9 (LOT 11, BLK A) = 0.96 ACRES= 85%  
 TOTAL PROPOSED IMPERVIOUS COVER = 16.910 ACRES

## **PROPOSED IMPERVIOUS COVER ON SLOPES (FOR ENTIRE SITE WITHIN PUD BOUNDARY)**

|                  | IMPERVIOUS COVER | IMPERVIOUS BUILDING / AND OTHER COVER | DRIVEWAYS / ROADWAYS |
|------------------|------------------|---------------------------------------|----------------------|
| SLOPE CATEGORIES | ACRES            | AC. CATEGORY                          | AC. CATEGORY         |
| 0-15%            | 16.950           | 14.69                                 | 85.7%                |
| 15-25%           | 0                | 0                                     | 0                    |
| 25-35%           | 0                | 0                                     | 0                    |
| OVER 35%         | 0                | 0                                     | 0                    |

TOTAL PROPOSED IMPERVIOUS COVER = 16.950 ACRES (FULLY DEVELOPED SITE)

## **IMPERVIOUS COVER FOR PARCEL 5:**

TOTAL LOT 2.64 AC.  
 BUILDING 1.99 AC.  
 DRIVES 0.01 AC.  
 SIDEWALKS/MISC. 0.09 AC.  
 TOTAL 2.09 AC.  
 PERCENTAGE 79.2%

## **NOTE:**

- SEE SHEET 31 FOR BUILDING USE TABLE.
- SEE SHEET 24 FOR TRANSPORTATION AND PARKING TABLE.

# **GENERAL CONSTRUCTION NOTES**

- RELEASE OF THE APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL. WEATHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- CONTRACTOR SHALL CALL THE ONE CALL CENTER (800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
- CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION AT 974-7161 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
- FOR SLOPES OR TRENCHES GREATER THAN FIVE (5) FEET IN DEPTH, A NOTE MUST BE ADDED STATING THAT CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 E. 6TH STREET, AUSTIN, TEXAS.
- ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
- UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO:
  - RELEASE OF THE CERTIFICATE OF OCCUPANCY BY WPDOR DEPARTMENT (INSIDE THE CITY LIMITS); OR
  - INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ETJ), THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION, AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
- DEVELOPER INFORMATION
  - OWNER: EAST AVENUE IG, LP. PHONE # (512) 535-3302
  - OWNER: PHONE # (512) 535-3302 ADDRESS 3300 N IH 35 NORTH SVRD SB
  - OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: BURY + PARTNERS, INC. PHONE # (512) 328-0011
  - PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE: EAST AVENUE IG, LP. PHONE # (512) 535-3302
  - PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE: EAST AVENUE IG, LP. PHONE # (512) 535-3302
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS THAT ARE REQUIRED TO COMPLY WITH SECTIONS 15-121 THROUGH 15-121-181 OF THE CITY CODE REGARDING EXCAVATION IN PUBLIC RIGHT OF WAY.

## **CITY OF AUSTIN ELECTRIC UTILITY NOTES**

- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER 8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING(S) AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION, AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

## **ORDINANCE REQUIREMENTS**

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPT.; MINOR CORRECTIONS MAY BE APPROVED BY THE BUILDING PLAN REVIEW SECTION AT THE TIME OF PERMIT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE SIGN AND LAND DEVELOPMENT CODE.
- THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OR DAMAGE TO UTILITIES.
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

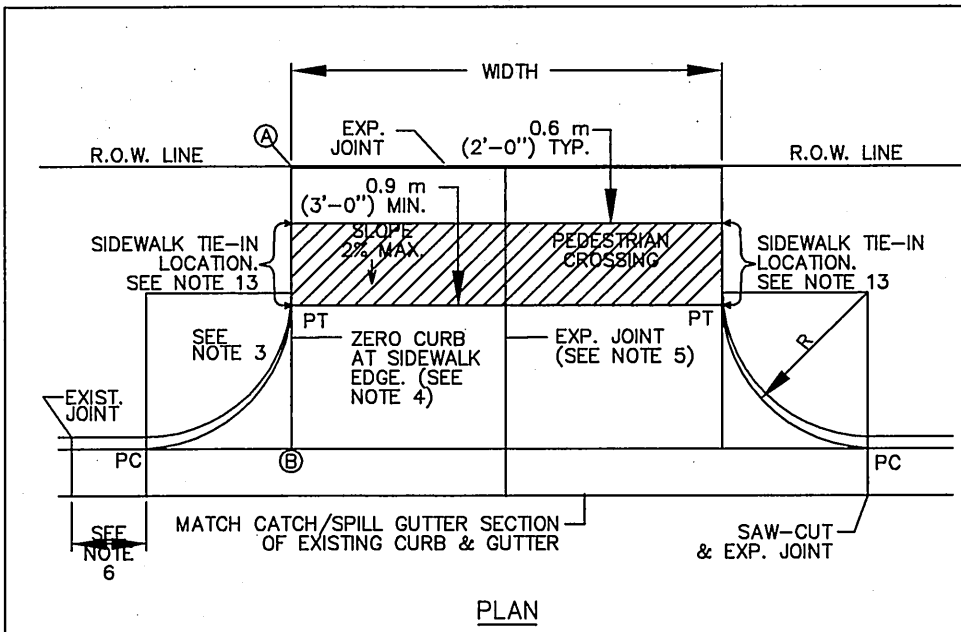
## **FIRE DEPARTMENT**

- THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL WEATHER DRIVING SURFACE."
- HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE 4-INCH OPENING AT LEAST EIGHTEEN (18) INCHES ABOVE FINISHED GRADE. THE 4-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH A THREE (3) TO SIX (6) FOOT SETBACK FROM CURBLINE(S) NO OBSTRUCTION IS ALLOWED WITHIN THREE (3) FEET OF ANY HYDRANT AND THE 4-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
- TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATE METHODS OF PROTECTION ARE PROVIDED, AS APPROVED BY THE FIRE CHIEF, THE ABOVE MAY BE MODIFIED OR WAIVED.
- ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100' OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
- COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN (10) FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
- FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.
- MINIMUM VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET FOR FULL WIDTH OF ACCESS DRIVE.

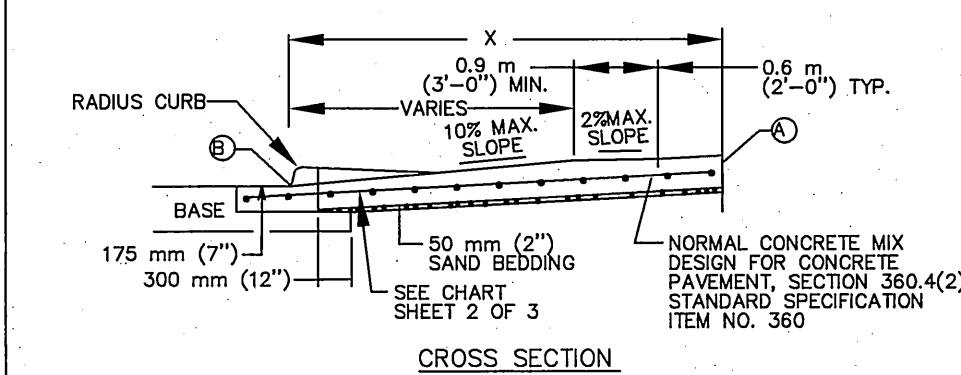
## **AMERICANS WITH DISABILITIES ACT**

- THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

|                                   | Parcel 1<br>Multifamily &<br>Retail and<br>Central Plant | Parcel 3<br>Medical<br>Office &<br>Retail | Parcel 4<br>Professional<br>Office &<br>Retail | Parcel 5<br>Hotel,<br>Multifamily,<br>& Retail | Parcel 6<br>Professional<br>Office &<br>Retail | Parcel 7<br>Multifamily &<br>Retail | Parcel 8a<br>Townhomes | Parcel 8b<br>Townhomes | Parcel 8c<br>Townhomes | Parcel 9<br>Professional<br>Office &<br>Retail | Parks, Drives,<br>Sidewalks, &<br>Infrastructure | Entire Project                    |
|-----------------------------------|--|---|--|--|--|-------------------------------------|------------------------|------------------------|------------------------|--|--|-----------------------------------|
| <b>General Data</b>               |  |   |  |  |  |                                     |                        |                        |                        |  |  |                                   |
| Site Plan Number                  | SP-2008-0106C  | SP-2008-0074C                             | SP-2008-0034C                                  | SP-2008-0097C                                  |  | SP-2008-0063C                       |                        | SP-2008-0371C          | SP-2008-0371C          | SP-2008-0371C                                  | SP-2008-0371C                                    | SP-2008-0371C                     |
| Lot(s)                            | Lots 1 & 2 Blk A   | Lot 3 Blk A                               | Lot 4 Blk A                                    | Lot 5 Blk A                                    | Lot 6 Blk A                                    | Lot 7 Blk A                         | Lot 8 Blk A            | Lots 1-5 Blk B         | Lots 6-10, 12 Blk B    | Lot 11 Blk B                                   | Lots 9-12 Blk A                                  |                                   |
| Parcel Area (acres)               | 3.915  | 0.834                                     | 1.579  | 2.837  | 2.327  | 2.565                               | 0.480                  | 0.219                  | 0.287                  | 1.130  | 0.238  | Overall P.U.D. Area (acres)       |
| F.A.R.                            | 3.269  | 3.284                                     | 3.265  | 4.208  | 2.785  | 3.92                                | 1.339                  | 1.268                  | 0.928                  | 1.572  | 0.000  | F.A.R.                            |
| Submitted F.A.R.                  | 3.169  | 3.284                                     | 3.265  | 4.208  | 2.785  | 3.92                                | 1.339                  | 1.268                  | 0.928                  | 1.572  | 0.000  | Submitted F.A.R.                  |
| Gross Conditioned Space (gsf)     | 540,354  | 119,230                                   | 224,545  | 483,102  | 282,400  | 392,965                             | 28,000                 | 12,000                 | 12,000                 | 77,360   | 0  | Gross Conditioned Space (gsf)     |
| Submitted Conditioned Space (gsf) | 540,354  | 119,230                                   | 224,545  | 483,102  | 282,400  | 392,965                             | 28,000                 | 12,000                 | 12,000                 | 77,360   | 0  | Submitted Conditioned Space (gsf) |
| Proposed Impervious Cover (Ac)    | 3.49   | 0.78                                      | 1.47   | 2.89   | 2.16   | 2.43                                | 0.34                   | 0.18                   | 0.24                   | 0.98   | 0.00   | Proposed Impervious Cover (Ac)    |
| Submitted Impervious Cover (%)    | 88.1%  | 94%                                       | 93.1%  | 79.3%  | 92.8%  | 94.7%                               | 70.8%                  | 82.2%                  | 80.6%                  | 85.0%  | 43.8%  | Submitted Impervious Cover (%)    |
| Submitted Impervious Cover (Ac)   | 3.46   | 0.79                                      | 1.43   | 2.09   | 2.43   | 2.43                                | -                      | 0.18                   | 0.24                   | 0.95   | 3.99   | Submitted Impervious Cover (Ac)   |
| Submitted Impervious Cover (%)    | 88.4%  | 95%                                       | 90.6%  | 0.0%   | -  | 94.7%                               | -                      | 82.2%                  | 80.6%                  | 85.0%  | 64.0%  | Submitted Impervious Cover (%)    |
| <b>Uses</b>                       |  |   |  |  |  |                                     |                        |                        |                        |  |  |                                   |
| Multifamily / Condo               | 436,237  |   |  | 241,019  |  | 344,856                             |                        |                        |                        |  |  | Residential - Apartments          |
| Gross Area (gsf)                  |  |   |  |  |  |                                     |                        |                        |                        |  |  | Gross Area (gsf)                  |
| Average Unit Size (per nsf)       | 943  |   |  | 1,070  |  | 992                                 |                        |                        |                        |  |  | Average Unit Size (per nsf)       |
| Unit Count                        | 365  |   |  | 169  |  | 285                                 |                        |                        |                        |  |  | Unit Count                        |
| Townhomes                         |  |   |  |  |  |                                     | 28,000                 | 12,000                 | 12,000                 |  |  | Residential - Townhomes           |
| Gross Area (gsf)                  |  |   |  |  |  |                                     |                        |                        |                        |  |  | Gross Area (gsf)                  |
| Unit Count                        |  |   |  |  |  |                                     | 12                     | 5                      | 5                      |  |  | Unit Count                        |
| Retail                            | 39,839   | 19,500                                    | 22,968   | 0  | 54,200   | 41,748                              |                        |                        |                        |  |  | Retail                            |
| Gross Area (gsf)                  |  |   |  |  |  |                                     |                        |                        |                        |  |  | Gross Area (gsf)                  |
| Restaurant                        |  |   |  |  |  |                                     |                        |                        |                        |  |  | Hotel                             |
| Restaurant >2500 sf               | 9,249  | 4,000                                     |  |  |  |                                     |                        |                        |                        |  |  | Gross Area (gsf)                  |
| Restaurant >2500 sf               | 3,984  |   | 7,035  |  |  |                                     |                        |                        |                        |  |  | Professional Office               |
| Hotel                             |  |   |  |  |  |                                     |                        |                        |                        |  |  | Gross Area (gsf)                  |
| Gross Area (gsf)                  |  |   |  |  |  |                                     |                        |                        |                        | 75,050   |  | Medical Office                    |
| Medical Office                    |  |   |  |  |  |                                     |                        |                        |                        |  |  | Gross Area (gsf)                  |
| Gross Area (gsf)                  |  | 95,790                                    |  |  |  |                                     |                        |                        |                        |  |  | Lobbies                           |
| Lobbies                           |  |   |  |  | 2,700  | 6,361                               |                        |                        |                        | 2,310  |  | Movie Theater                     |
| Movie Theater                     |  |   |  |  |  |                                     |                        |                        |                        |  |  | Gross Area (gsf)                  |
| Gross Area (gsf)                  | 27,794   |   |  |  |  |                                     |                        |                        |                        |  |  | Service / Support                 |
| Service / Support                 | 6,974  |   | 18,632   |  | 32,700   | 40,000                              |                        |                        |                        |  |  | Gross Area (gsf)                  |
|                                   |  |   |  |  |  |                                     |                        |                        |                        |  |  | Service / Support                 |

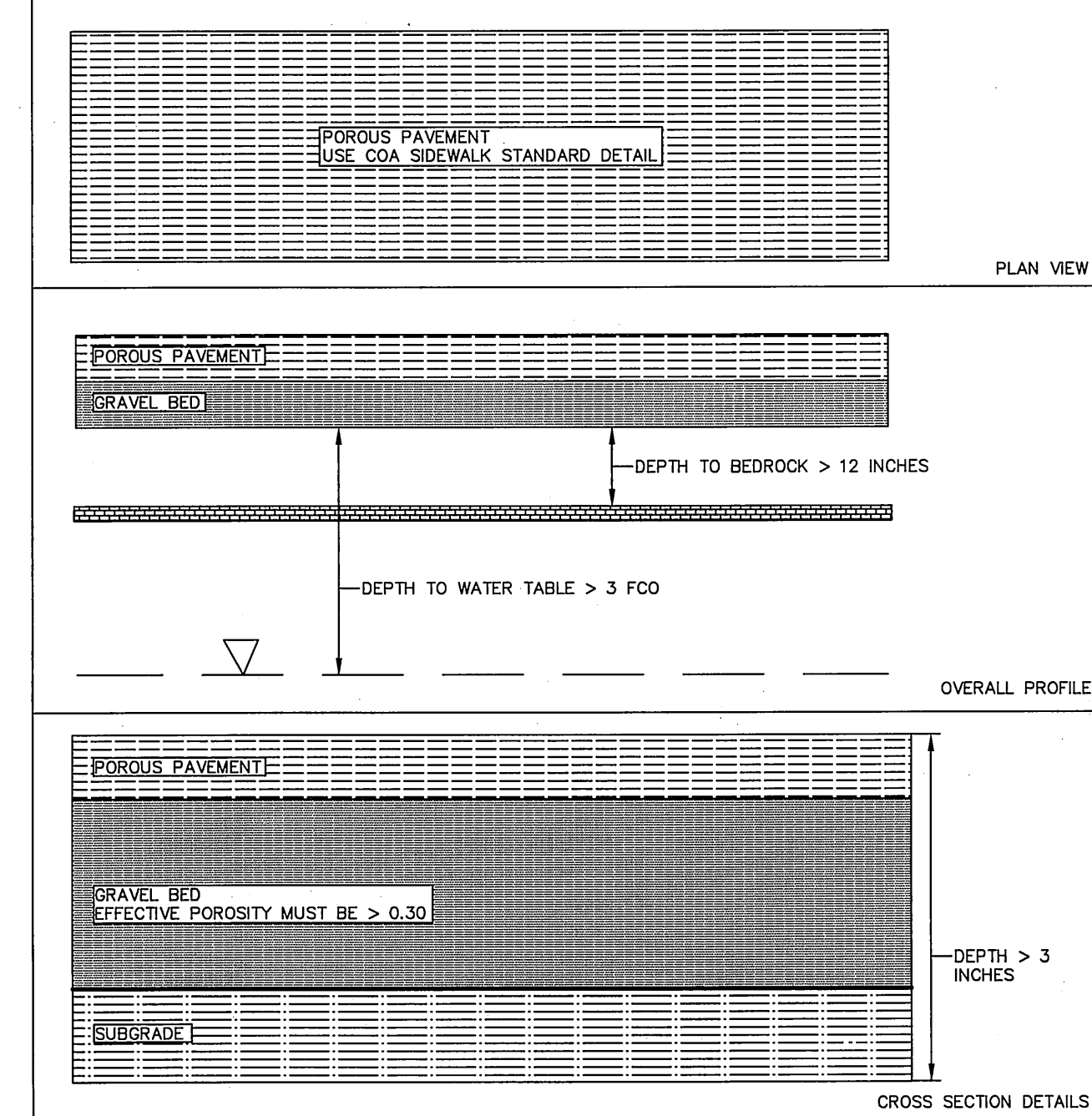


NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT A ABOVE POINT B (8\"/>

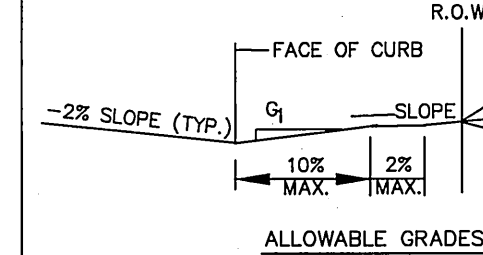


| CITY OF AUSTIN<br>DEPARTMENT OF PUBLIC WORKS<br>RECORD COPY SIGNED<br>BY BILL GARDNER | 03/26/08<br>ADOPTED | THE ARCHITECT/ENGINEER ASSUMES<br>RESPONSIBILITY FOR APPROPRIATE USE<br>OF THIS STANDARD. | STANDARD NO.<br>433S-2<br>1 OF 3 |
|---|---------------------|---|----------------------------------|
|---|---------------------|---|----------------------------------|

**FIGURE 1a: POROUS PAVEMENT FOR PEDESTRIAN USE ONLY**  
 N.T.S.



| USE   | THICKNESS           | REINFORCEMENT  |
|---|---------------------|--|
| DRIVEWAYS FOR PASSENGER VEHICLE<br>PARKING LOTS | 150 mm<br>(6") MIN. | 125 mm (5") MIN. CONCRETE<br>WITH ONE LAYER OF 13M (#4) BARS<br>PLACED ON CHAIRS AT MIDDLE OF<br>SLAB AT NO MORE THAN 450 mm<br>(18") O.C. BOTH DIRECTIONS |
| ALL OTHERS                                      | 175 mm<br>(7") MIN. | 125 mm (5") MIN. CONCRETE<br>WITH ONE LAYER OF 13M (#4) BARS<br>PLACED ON CHAIRS AT MIDDLE OF<br>SLAB AT NO MORE THAN 450 mm<br>(18") O.C. BOTH DIRECTIONS |



| DRIVEWAY<br>VOLUME (ADT) | STD. | MAX. |
|--------------------------|------|------|
| < 500                    | 0%   | 3%   |
| 500-1500                 | 0%   | 3%   |
| > 1500                   | 6%   | 15%  |

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|---|---------------------|---|----------------------------------|
|---|---------------------|---|----------------------------------|

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|---|---------------------|---|----------------------------------|
|---|---------------------|---|----------------------------------|

- NOTES:**
- ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
  - DRIVEWAY WIDTHS AND RADIUS DIMENSIONS, ONE-TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE. SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 DRIVEWAYS.
  - THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
  - "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
  - PLACE AN EXPANSION JOINT DOWN THE CENTER OF ALL DRIVEWAYS.
  - IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
  - IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
  - TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET); WHICHEVER IS LESS.
  - DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
  - WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G" IS GREATER THAN 15%.
  - USE 12 MM (#4) ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
  - SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
  - THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.

## **GENERAL SITE PLAN NOTES**

- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (SECTION 25-2-1064.)
- ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. (SECTION 25-2-1067.)
- THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE RICH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. (SECTION 25-2-1067.)
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. (SECTION 25-2-1067.)
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN [OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN].
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 91 AND 92 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
- FOR DRIVEWAY CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
- ALL NEW RESIDENTIAL AND COMMERCIAL DEVELOPMENT MUST COMPLY WITH AUSTIN ENERGY GREEN BUILDING

## **FOR CITY USE ONLY:**

**SITE PLAN RELEASE** Sheet 9 of 42  
 FILE NUMBER: SP-2008-0097C EXPIRATION DATE: 3/14/2012  
 CASE MANAGER: S. G. GARDNER APPLICATION DATE: 2/25/2009  
 APPROVED ADMINISTRATIVELY ON: 3/14/2009  
 APPROVED BY PLANNING COMMISSION ON:  
 APPROVED BY CITY COUNCIL ON:  
 Under Section 13C on Chapter 25-5 of The Austin City Code.  
 Signing For Division, Watershed Protection and Development Review Department  
 DATE OF RELEASE: 3/5/2009 Zoning: PUD  
 Rev. 1: \_\_\_\_\_ Correction 1  
 Rev. 2: \_\_\_\_\_ Correction 2  
 Rev. 3: \_\_\_\_\_ Correction 3

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

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